

## NEW BERLIN PLAN COMMISSION

June 21, 1999

### Minutes

The Plan Commission meeting of June 21, 1999 was called to order by Mayor Gatzke at 7:30 P.M.

In attendance were Mayor Gatzke, Mr. O'Neil, Mr. Barnes, Alderman Kaminski, Mr. Christel and Mr. Chase. Mr. Felda was excused. Also present was Steven K. Hoese, Director of Planning, Jenny Brown, Associate Planner and Jeff Fortin, Planning Technician.

#### NEW BUSINESS

3. Introduction of Consultant. – Mr. Hoese introduced Mr. Greg Dale of McBride, Dale, Clarion.

4. Overview of the Policies for Growth Management. - Key issues:

- 1) Avoid "Hodge-podge" Development/Incompatible Land Uses
- 2) Availability of Infrastructure
- 3) Open Space
- 4) Architectural Standards for Commercial
- 5) Multi Family/Single Family Ratio

5. Concept Area Definition. – Areas that share characteristics.

- 1) Existing Character
- 2) Issues/Opportunities
- 3) Desired Design
- 4) Desired Land Uses/Density
- 5) Infrastructure
- 6) Environmental

6. Concept Area Planning Issues. – Staff and Consultants came up with twelve concept areas as follows:

- 1) Industrial Parks
- 2) West Lincoln Avenue
- 3) West Side – Open Space Areas
- 4) National Avenue Corridor (East)
- 5) National Avenue Corridor (West)
- 6) Urban Neighborhoods (East)
- 7) Westridge & Moorland Road Extension
- 8) Section 26 & 35
- 9) Quarries
- 10) I-43 and Racine Interchange
- 11) Greenfield Avenue
- 12) Linnie Lac Neighborhood

Discussion followed with issues for each concept area. Plan Commissioners added:

Urban Neighborhoods (East)

- 1) Specific areas with stormwater problems

- 2) Infrastructure standards – rural vs. urban
- 3) ROW standards – retrofitting?
- 4) Redivision of existing areas.

#### National Avenue Corridor (West)

- 5) Unsafe intersections – County Plans/Affect on area.
- 6) Racine improvements will affect traffic.

#### West Lincoln Avenue

- 7) Future as park? Open Space, Trail access exists.
- 8) Golf Course – many obstacles to development, RR is barrier to Greenfield access.

#### Westridge & Moorland Road Extention

- 9) Hospitality opportunities – this is the best place – What does hospitality mean? Examples: Hotels, restaurants, convention center, cultural arts, clubs, auditorium.

#### Greenfield Ave.

- 10) Redevelopment pressure.

#### Industrial Parks.

- 11) How to plan for long range transition from industrial to modern uses –how to stay ahead of game of facilities becoming outdated.

7. Policy Framework – Structuring New Berlin's Policies. - The consultants suggested that the following issues should be addressed for each character area:

- 1) What are the existing characteristics of the area?
- 2) What are the planning issues, opportunities, and constraints in the area?
- 3) What are the desirable land uses and densities for the area?
- 4) What are the desirable land uses and densities for the area?
- 5) What are the infrastructure strategies for the area?

8. Next Steps. – The next step will be the Growth Capacity and Demand Analysis.

### **ADDENDUM**

Consultant Contract – Name of Sub-Consultant

Motion by Mr. Christel to recommend to Council that Greg Dale of McBride, Dale, Clarion will be named the sub-consultant for the Growth Development Management Development program.

Seconded by Alderman Kaminski. Motion passes unanimously.

Motion by Mr. O'Neil to adjourn the meeting at 9:30 P.M. Seconded by Mr. Christel. Motion carried unanimously.